ARK PROPERTY



The Kenmore, Plot 97 Gleneagles Drive, Woodhall Spa, LN10 6PL £309,995

Gleneagles DRIVE

- GENEAGLES DRIVE, WOODHALL SPA
- BRAND NEW BROADGATE HOMES
- THREE BEDROOMS
- AIR SOURCE HEAT PUMP
- NHBC 10 YEAR WARRANTY
- ASK ABOUT PART EXCHANGE OR ASSISTED PURCHASE

The Kenmore offers versatile living across three thoughtfully designed floors, providing plenty of room for work, rest, and relaxation.

Enter through the brick portico into a welcoming hallway that leads to a family room and a bright kitchen-dining area – the heart of the home. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A convenient guest cloakroom completes the ground floor.

Upstairs on the first floor, the landing opens onto a generous sitting room – perfect for family evenings or quiet time – alongside a bedroom and the main family bathroom. The top floor is home to the master suite, featuring a walk-in dressing area and an en-suite shower room, as well as a further bedroom ideal for guests or a home office.

With air source heat pump, an electric vehicle charging point, and your choice of interior finishes (subject to build stage), this home blends energy efficiency with personal style.

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Gleneagles Drive in Woodhall Spa brings together a carefully chosen mix of 2, 3 and 4-bedroom new build homes. Designed with modern living in mind, these homes offer stylish open spaces, practical layouts, and the comfort of a welcoming neighbourhood. With great transport links and local amenities nearby, Gleneagles Drive is ideal for those starting out, families ready to grow, or buyers seeking a fresh start in Lincolnshire.

Located within Gleneagles Drive in Woodhall Spa, The Kenmore offers a peaceful yet well-connected setting, close to local schools, amenities, and open green spaces – the perfect backdrop for modern family life.

Entrance Hall
Door to front. Stairs to first floor landing.

Living Room 9'2" x 11'5" (2.80m x 3.50m)
Window to front.

Cloakroom
Toilet. Wash hand basin. Tiled splash back.

Kitchen/Dining Room 12'0" x 12'9" (3.67m x 3.90m)
Window to rear. French doors leading to the garden. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Integrated appliances. Built in double door pantry cupboard.

First Floor Landing
Window to rear. Built in airing cupboard. Doors to living room, bedroom and bathroom.

Living Room 9'2" x 16'4" (2.80m x 5.00m)
Two windows to front. Radiator.

Bedroom 3 7'11" x 9'4" (2.42m x 2.85m)
Windows to rear. Radiator.

Bathroom 7'4" x 9'4" (2.25m x 2.85m)
Window to side. Panelled bath. Shower cubicle. Toilet and wash hand basin set in vanity unit.

Second Floor Landing
Window to rear. Built in storage cupboard. Doors to bedrooms.

Bedroom 1 9'2" x 16'4" (2.80m x 5.00m)
Two windows to front. Radiator. Dressing room. Door to en-suite.

En-suite 4'3" x 9'4" (1.30m x 2.85m)
Shower cubicle. Toilet. Wash hand basin with built in vanity unit.

Bedroom 2 11'0" x 9'4" (3.37m x 2.85m)
Window to rear. Radiator.

Outside
The front of the property has a pathway leading to the front door.
The rear garden is enclosed by timber fencing.

Garage
Vehicular door to front. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: LN10 6PL

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Images
Please note: Some images may depict another plot and are intended for illustrative purposes only. Actual features and finishes may vary.

Anti-money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information
Tenure: Freehold
Council tax band: TBC
This property benefits from the presence of a Management Company responsible for the upkeep and maintenance of the estate's communal areas. This ensures the estate remains maintained and attractive for all residents. Charges £180 per year.
Property construction: Brick built
Electricity supply: TBC
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Air Source Heat Pump
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, INDOOR - EE is Variable over Voice and Data. Three is Variable over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable over Voice and Data.
Mobile coverage: As stated by Ofcom, OUTDOOR - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to Local Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Broadgate Homes at Gleneagles Drive, Woodhall Spa. Ark Property Centre will refer applicants and all appointments will be made directly with Broadgate Homes Sales Team.

Offer Procedure

Please note: before an offer is agreed on a property, all purchasers will have to be qualified by Broadgate Homes FA should a reservation be made. You will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

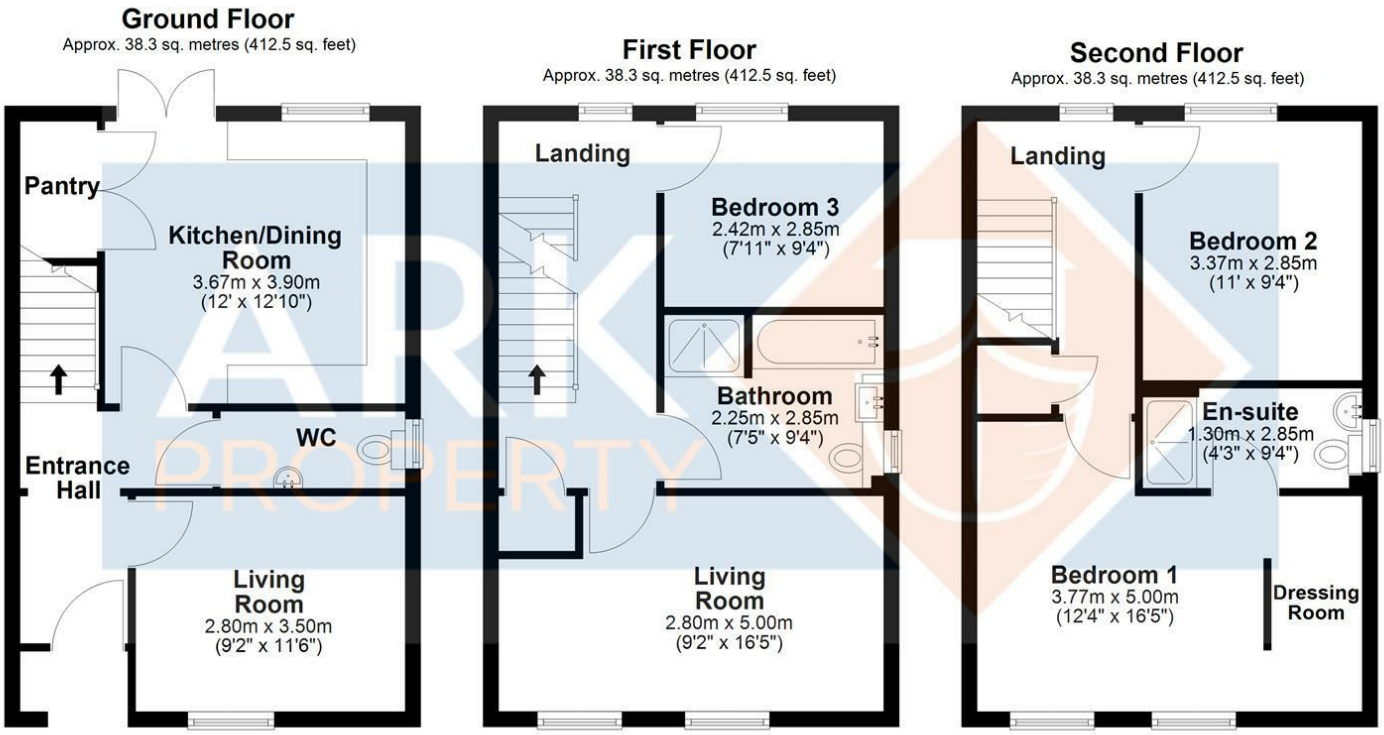








Floor Plan



Total area: approx. 115.0 sq. metres (1237.6 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

BROADGATE HOMES
EST. '76
HOMES WITH HEART

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